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Broughton Ridge, Worcester Road
Clent

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Broughton Ridge, Worcester Road, Hackmans Gate, Clent,
DY9 0EP

A particularly impressive and well presented 5 bedroom detached family home with lovely accommodation and open plan feel that flows particularly well for family living and entertaining.

Accommodation briefly comprises 5 bedrooms together with lovely master bedroom suite with dressing room and en-suite, study, dining hall which flows into the morning room and well specified breakfast kitchen with Aga, large lounge and snug plus large double garage, delightful plot and gardens with rural views.

Positioned within a service road at Hackmans Gate, located just to the south of Hagley village between Hagley, Belbroughton and Blakedown surrounded by open countryside yet conveniently placed on the South Western side of the West Midlands conurbation for commuting to the Black Country, Birmingham as well as further afield to Worcester. There are the lovely North Worcestershire villages of Chaddesley Corbett, Blakedown, Belbroughton and Hagley itself which has a wider range of amenities. For the commuter there are train stations at both Hagley and Blakedown with services to Birmingham, Worcester and London. There is easy motorway access at junction 4 of the M5 motorway.



The property benefits from privacy and stands behind electric gates with ample gravel driveway parking.

The accommodation with gas fired heating and PVCU double glazing features oak internal doors and enclosed porch with reception hall having attractive parquet flooring and staircase to first floor.

The Study is well specified with a range of oak fittings and is a pleasant place to work with dual aspect windows. There is a walk-in cloaks cupboard together with guest cloak room with wc and wash basin.

The Dining Hall features a coalbrookdale log burner with parquet flooring and corner window which gives dual aspect. This leads by double doors into the particularly spacious lounge with Much Wenlock log burner and French door to the garden. Leading from the dining hall is a morning room which is ideal for coffee with its flag floor and flows particularly well into the snug which is a nice break out area or a place to relax.

The Breakfast Kitchen is fitted with a range of bespoke solid wood units with central island, Belfast sink, granite work surfaces and a 5 oven gas Aga together integrated appliances including dishwasher integrated fridge, wine rack and lovely flag floor which continues from the morning room.







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There is internal access to the particularly large double garage.

At first floor level the landing has views of the rear garden.

The master bedroom suite is a through room providing lots of natural light together with its own dressing area included fitted wardrobes and dressing table and en-suite with jacuzzi style bath, shower, wc and wash basin.

Bedroom 2 is ideal as guest bedroom and is located at the far end of the house with benefits from fitted wardrobes and furniture there are 3 further bedrooms making 4 in total together with lovely house bathroom with bath, wash basin, separate shower and wc.

The property stands in a particularly good plot with lovely mature shrubs and trees providing lots of texture and colour plus extensive lawn. The layout leads the eye to the rear and from the top of the garden there are views over adjoining fields making a really pleasant place to sit.

There is patio area and an outbuilding which provides a potential home office/gym with integrated wc together with log store and garden store.

Plot size just over 1/2 acre.

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FLOOR PLANS

Approximate Gross Internal Floor Area:

Ground Floor (exc Garages): 137sq m, 1474sq ft

Garages: 40sq m, 430sq ft

First Floor: 109sq m, 1173sq ft

Home Office/Gym & WC: 21sq m, 226sq ft

Garden Store: 8sq m, 86sq ft





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

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